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VELOCITY
RETAIL GROUP



GILBERT GATEWAY TOWNE CENTER SOUTH



◆ ±12,000 SF Box and Last Inline Shop Space Available for Lease!

Property Highlights

- Surrounded by Class A shopping centers
- More than 6,000 students at ASU Polytechnic which is less than 1 mile away
- Less than 1 mile from Loop 202
- 16,000 employees at Mesa Gateway Airport

Traffic Counts

Ray Rd	14,164 VPD
Power Rd	32,410 VPD
Loop 202	72,110 VPD
Total	118,684 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,901	76,880	249,588
Estimated Households	2,842	25,634	86,995
Med Household Income	\$124,333	\$158,242	\$153,140
Daytime Population	2,260	15,028	51,844

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



MAJOR B

MAJOR C
MAJOR J
SA100
SA 102
SA101
SO101
P000A
P000B
P000C

AVAILABLE

PLANET FITNESS
WALMART
WILLOWVIEW DENTAL
AVAILABLE
PRESTIGE NAILS & SPA
AJ REFLEXOLOGY
DESERT FINANCIAL
MO' BETTAHS
LAWRENCE & SONS

12,000 SF

20,000 SF
205,000 SF
2,580 SF
1,410 SF
1,407 SF
2,500 SF
5,000 SF
2,394 SF
6,000 SF



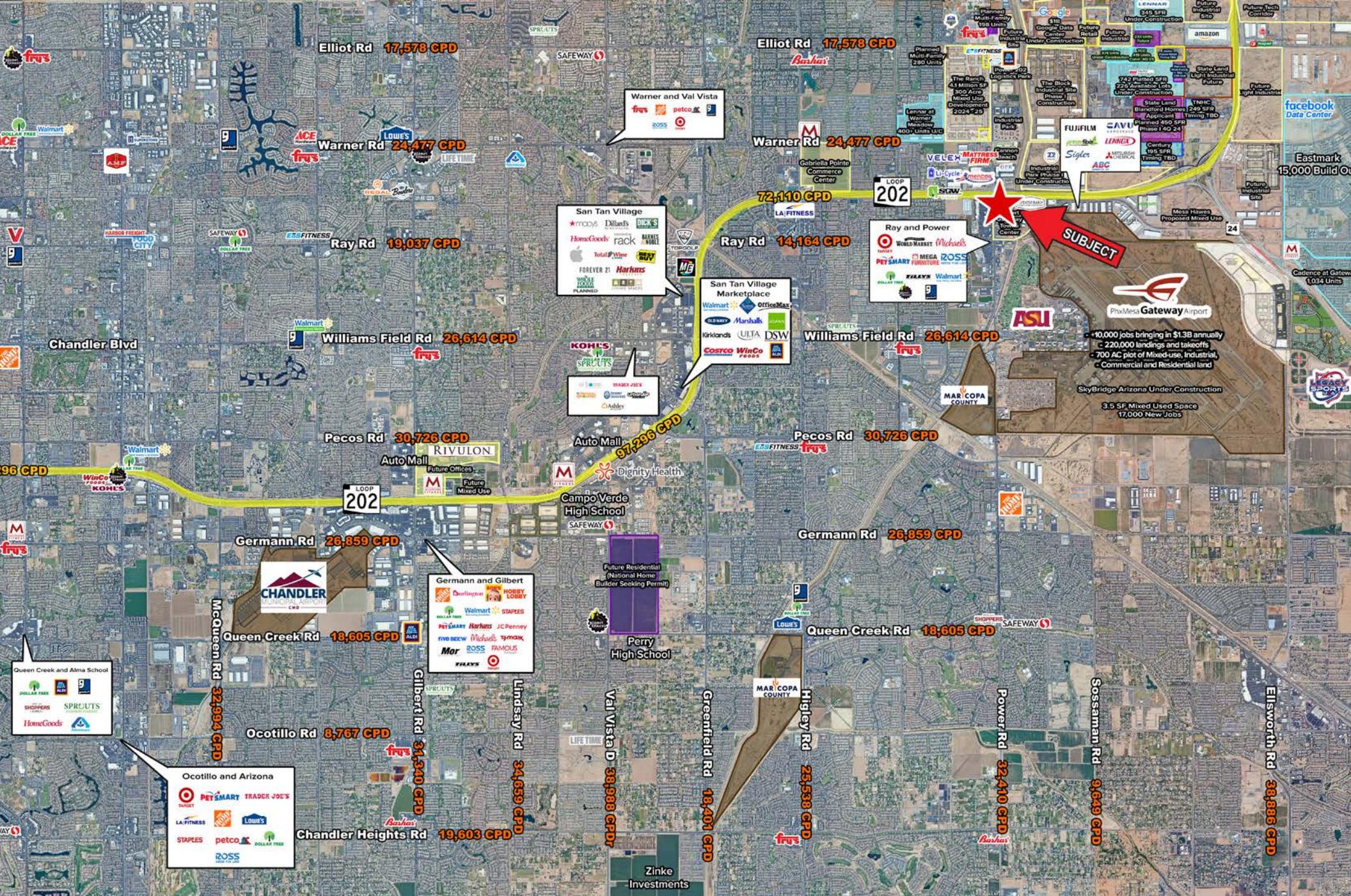
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
 2025 TOTAL POPULATION	7,901	76,880	249,588
 2025 TOTAL HOUSEHOLDS	2,842	25,634	86,995
 MEDIAN HOUSEHOLD INCOME	\$124,333	\$158,242	\$153,140
 2025 MEDIAN HOME VALUE	\$436,747	\$531,008	\$535,089
 2025 TOTAL EMPLOYEES	2,260	15,028	51,844
 2025 TOTAL BUSINESSES	292	2,389	8,585



VELOCITY RETAIL GROUP

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FOR LEASING INFORMATION:

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